

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

May 2, 2022

6:00 P.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA\*\***

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for March 7, 2022

### Approval of Finding of Facts for March 7, 2022

### Old Business

**Case No. 12681** – Sean Merlonghi seeks a variance from the side yard setback requirement for a proposed pole building/garage (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest side of New Lane within the New Road Estates Subdivision. 911 Address: 5 New Lane, Lewes. Zoning District: AR-1. Tax Parcel: 335-8.00-591.00

### Public Hearings

**Case No. 12684** – Adan Casas seeks variances from the side yard setback, rear yard setback, and stable structure for personal keeping of animals setback requirements for existing structures (Sections 115-20, 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Seaford Road approximately .74 miles south of Bethel Road/Camp Road. 911 Address: 30016 Seaford Road, Laurel. Zoning District: AR-1. Tax Parcel 232-12.00-32.00

**Case No. 12685** – Christopher Reinholz seeks a variance from the side yard setback requirement for proposed structures (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the south west side of White Oak Road within the Rehoboth Beach Yacht and Country Club Subdivision. 911 Address: 30 White Oak Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-19.00-73.00



**Case No. 12686 – Kathy Harris** seeks a variance from the side yard setback requirements for proposed structure (Sections 115-42, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Sandy Cove Road and Pine Crest Drive within the Pine Crest Terrace Subdivision. 911 Address: 30102 Pinecrest Drive, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-136.00

**Case No. 12687 – Devin Fortney** seeks a variance from the side yard and rear yard setback requirements for existing and proposed structures (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the southside of Mercer Avenue within the Orchard Manor Subdivision. 911 Address: 33218 Mercer Avenue, Millsboro. Zoning District: MR. Tax Parcel: 234-35.05-123.00

**Case No. 12688 – Evelyn Cosentino** seeks a variance from the front yard setback and side yard setback requirements for existing and proposed structures (Sections 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Betty Street approximately 495 ft. from Old Shawnee Road. 911 Address: 5531 Betty Street, Milford. Zoning District: MR. Tax Parcel: 130-3.00-84.00

**Case No. 12689 – Heather Shevland** seeks a special use exception to operate a daycare facility (Sections 115-40 and 115-210 of the Sussex County Zoning Code). The property is located at the north side of 33564 Parker House Road within the Chevy Chase Subdivision. 911 Address: 33564 Parker House Road, Frankford. Zoning District: GR. Tax Map: 134-16.00-697.00

**Additional Business**

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 25, 2022 at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

**Conference Number: 1 302 394 5036**

**Conference Code: 570176**

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, April 28, 2022.

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